

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange
 Jurisdiction Town of Shipshewana
 Allocation Code T44094
 Allocation Area Name Shipshewana III-F-1-C(3) & III-B-1-a(18) & III-B-1-a(26)

Form Prepared By:
 Name Greg Guerrettaz
 Unit/Company FINANCIAL SOLUTIONS GROUP, INC.
 Phone Number 317-837-4933
 Email Address finance@fsgn.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$9,555,999	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	20,389,506	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$29,945,505
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	28,971,000	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$28,971,000
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.96746
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$9,245,047
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$19,725,953
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4400
14) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$481,313
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.96746

I, Kay Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay M. Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Shipshewana III-F-1-C(3) & III-B-1-a(18) & III-B-1-a(26)

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Anthony J. Schaafsma
 Commissioner, Department of Local Government Finance

9-4-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange County
 Jurisdiction LaGrange County
 Allocation Area Code T44001
 Allocation Area Name Bloomfield #1

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$615,672	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	2,458,328	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$3,074,000
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	2,946,000	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$2,946,000
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.95836
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$590,035
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,355,965
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.0408
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$24,521
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.95836

Kay M. Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Bloomfield #1

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Christy Schaafsma
 Commissioner, Department of Local Government Finance

9-4-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange County
 Jurisdiction LaGrange County
 Allocation Area Code T44002
 Allocation Area Name EDA #2

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$20,994,628	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	17,924,595	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$38,919,223
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	39,284,611	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	177,200	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	189,000	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7- Line 8)		\$38,918,411
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99998
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$20,994,208
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$18,290,403
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.0511
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$192,250
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99998

I, Kay M. Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name EDA #2

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma
 Commissioner, Department of Local Government Finance

9-4-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange County
 Jurisdiction LaGrange County
 Allocation Area Code T44003
 Allocation Area Name Newbury #3

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$294,444	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	6,975,301	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$7,269,745
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	7,033,475	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$7,033,475
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.96750
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$284,875
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$6,748,600
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.2398
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$83,669
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.96750

I, Kay Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Newbury #3

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Christy L. Shafer
 Commissioner, Department of Local Government Finance

9-4-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange County
 Jurisdiction LaGrange County
 Allocation Area Code T44004
 Allocation Area Name Milford # 4

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$18,458,185	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	471,709	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$18,929,894
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	19,941,054	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	234,300	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	33,990	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$19,672,764
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.03924
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$19,182,484
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$758,570
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		1.0050
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$7,624
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.03924

I, Kay Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Milford # 4

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Anthony J. Shafer
 Commissioner, Department of Local Government Finance

9-4-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange County
 Jurisdiction Topeka Civil Town
 Allocation Area Code T44089
 Allocation Area Name Topeka-Eden TIF

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$6,613,196	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	28,160,515	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$34,773,711
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	34,724,256	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	122,700	
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	1,264,100	
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	763,930	
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area	750,000	
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$34,351,726
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98786
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,532,912
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$28,191,344
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.8170
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$794,150
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.98786

I, Kay Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name Topeka-Eden TIF

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L. Schaafsma
 Commissioner, Department of Local Government Finance

9-4-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange County
 Jurisdiction LaGrange Civil Town
 Allocation Area Code T44098
 Allocation Area Name South TIF District

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	\$7,931,658	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	853,291	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		\$8,784,949
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	8,891,905	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		\$8,891,905
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.01217
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$8,028,186
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$863,719
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.4144
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$20,854
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		1.01217

I, Kay Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name South TIF District

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Carlynn S. Schaefer
 Commissioner, Department of Local Government Finance

9-4-15
 Date

PAY 2016 TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET

County LaGrange County
 Jurisdiction LaGrange Civil Town
 Allocation Area Code T44099
 Allocation Area Name North TIF District

Form Prepared By:
 Name Matt Eckerle
 Unit/Company H. J. Umbaugh & Associates
 Phone Number 317-465-1500
 Email Address eckerle@umbaugh.com

1) 2014 Pay 2015 Base Assessed Value of Allocation Area	<u>\$14,937,117</u>	
2) 2014 Pay 2015 Incremental Assessed Value of Allocation Area	<u>6,846,282</u>	
3) 2014 Pay 2015 Net Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$21,783,399</u>
4) 2015 Pay 2016 Net Assessed Value of Allocation Area	<u>22,084,186</u>	
5) 2015 Pay 2016 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status		
6) 2015 Pay 2016 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status		
7) 2015 Pay 2016 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area		
8) Estimated Assessed Value Decrease Due to 2015 Pay 2016 Appeals Settlements in Allocation Area		
9) 2015 Pay 2016 Adjusted Net Assessed Value of Allocation Area (Line 4 - Line 5 + Line 6 - Line 7 - Line 8)		<u>\$22,084,186</u>
10) 2015 Pay 2016 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01381</u>
11) 2015 Pay 2016 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$15,143,399</u>
12) 2015 Pay 2016 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$6,940,787</u>
13) Estimated 2015 Pay 2016 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.4144</u>
15) Estimated 2015 Pay 2016 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$167,578</u>
2015 PAY 2016 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01381</u>

I, Kay Myers, Auditor of LaGrange County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated 9-4-15

Kay Myers
 County Auditor (Signature)

Kay Myers
 County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name North TIF District

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Courtney L Schaafsma
 Commissioner, Department of Local Government Finance

9-4-15
 Date